

FOR SALE



DEVELOPMENT SITE IDEAL FOR RETAIL OR HOTEL - CITY OF FALLS CHURCH

Sale Price:
Subject To Offer

PROPERTY OVERVIEW

The 903-909 Block of W Broad St and 100 S Spring St present a prime redevelopment opportunity just one block from Founders Row and Modera in the City of Falls Church. Totalling over 35k SF these lots are zoned B-1 with a 4-story (55 FT tall) build allowance above grade, this property offers flexible development options. The lots, positioned with 135 feet of frontage on W. Broad St, allow for a large a range of uses, including hotel, retail, daycare, and restaurants—an excellent choice for commercial development.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	7,224	62,626	169,800
Population:	19,575	169,547	432,082
Avg HH Income:	\$243,331	\$217,552	\$204,160

PROPERTY HIGHLIGHTS

- Commercial Development Site
- One Block from Founders Row and Modera
- 36,928 SF Development Site
- Traffic Light Access
- Hotel and Retail By Right
- Can Build 4 stories or 55 FT tall Building without Special Exceptions

AVAILABLE SPACES

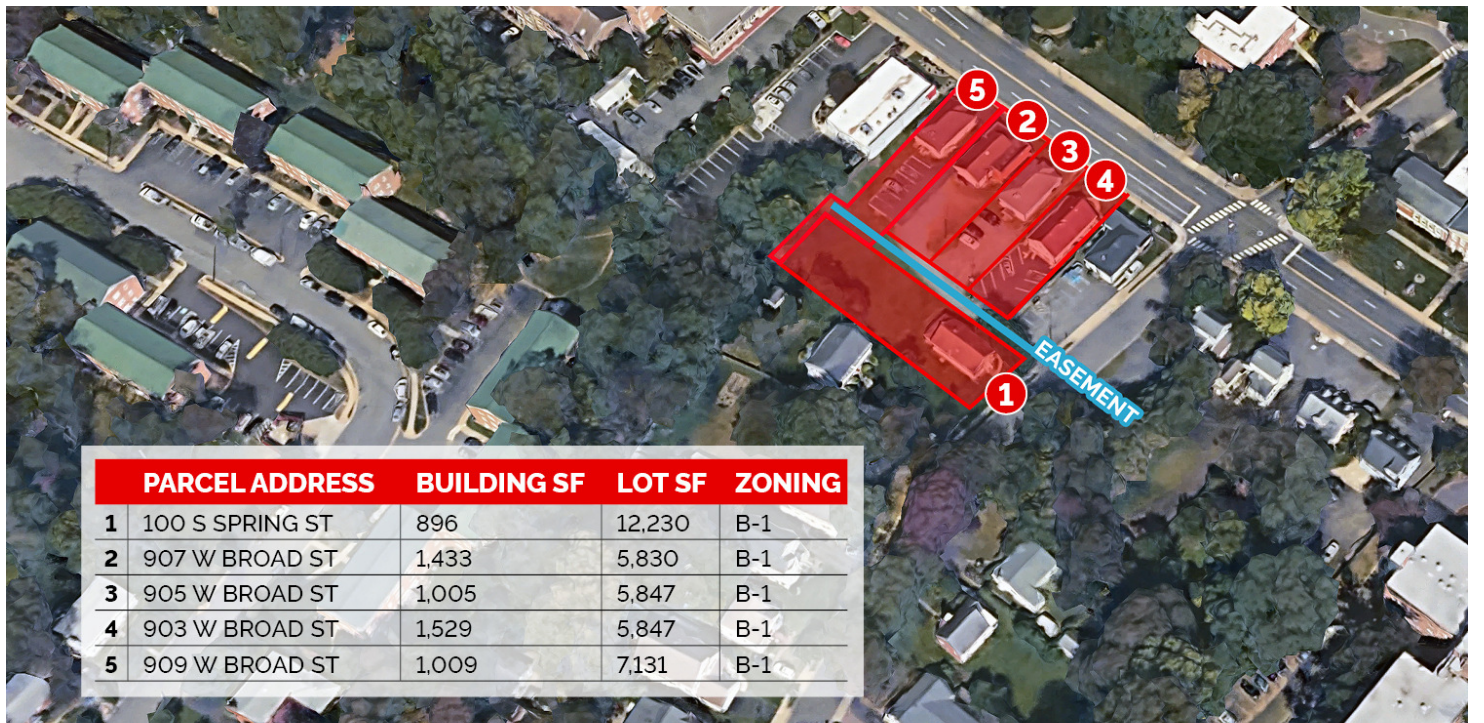
FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



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903-909 BLOCK OF W BROAD ST, FALLS CHURCH, VA 22046

PARCEL OUTLINES



	PARCEL ADDRESS	BUILDING SF	LOT SF	ZONING
1	100 S SPRING ST	896	12,230	B-1
2	907 W BROAD ST	1,433	5,830	B-1
3	905 W BROAD ST	1,005	5,847	B-1
4	903 W BROAD ST	1,529	5,847	B-1
5	909 W BROAD ST	1,009	7,131	B-1

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dre **DIVARIS**
REAL ESTATE, INC.



	R-1A	R-1B	R-C	R-TH	R-M	T-1	T-2	B-1	B-2	B-3	C-D	M-1	O-D
Zoning Map legend color by district:													
One-family dwellings.	✓	✓	✓		✓	✓							✓
Two-family dwellings.		✓	✓		✓	✓					✓		✓
Townhouses.			✓	✓		✓					✓		✓
Mixed-use residential with commercial; 30-foot height increase.								✓ ⁶	✓ ⁶	✓ ⁶			
Multi-family residential over 3 stories.					✓ ¹						✓		
Multi-family dwellings not exceeding 3 stories in height.					✓						✓		
Accessory dwelling unit.	✓	✓ ⁸			✓						✓		
Boarding, lodging or rooming houses.					✓	✓	✓				✓		✓
Public buildings and facilities.					✓ ¹	✓	✓	✓	✓	✓	✓	✓	✓
Business & professional offices, medical & dental.					✓ ¹	✓	✓	✓	✓	✓	✓	✓	✓
Churches, parish houses, & similar facilities.	✓	✓	✓		✓ ¹	✓	✓	✓	✓	✓	✓	✓	✓ ²
Parking lots, subject to site plan review.						✓	✓	✓	✓	✓	✓	✓	✓ ²
Public parks, playgrounds; Community centers, libraries & schools; water supply & sewage stations owned by the City or public authority; Gardens.	✓	✓	✓		✓						✓		✓
Major home occupation as an accessory use to a one-family dwelling; Telephone & public utilities; Cemeteries; Amateur radio & TV stations or citizens band transmitters.	✓	✓	✓		✓						✓		
Automotive sales, new, used; automotive rental with inventory.										✓		✓	
Drive-through facility; Assembly & repair of electronics, computers, communication, security & fire protection systems, provided no walk-in retail sales on site.						✓	✓	✓	✓	✓	✓	✓	
Schools & day care facilities complying with state code.						✓	✓	✓		✓	✓		✓ ⁴
Group homes for mentally ill or handicapped persons.	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓ ⁴
Private & special schools, day care; Hospitals for human care; Nursing homes, orphanages.	✓	✓			✓			✓		✓	✓		✓ ²
Restaurants.					✓ ¹			✓	✓	✓	✓	✓	✓ ⁴
Museums.	✓	✓	✓		✓ ¹			✓	✓	✓	✓	✓	✓ ⁴
Private, noncommercial clubs & recreational or community facilities.	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓ ⁴
Inns, bed & breakfasts.	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓ ⁴
Hotels, motels.					✓ ¹		✓	✓	✓	✓	✓		✓ ⁴
Clinics.					✓ ¹	✓	✓	✓	✓	✓	✓		✓ ⁴
Laundry (not self-serve); Temporary shelters.							✓	✓	✓	✓	✓	✓	✓
Adult book store, adult movie theater; Drug paraphernalia establishments; Amusement arcade.							✓	✓	✓	✓	✓		
Prenatal and early infant care counseling and support facility.		✓ ¹											
Food, beverage & drugstores, bakery, confectionery, self-serve laundry, shoe repair, barber shop or beauty salon, clothing store, variety store, gift shop, studio, bank, antique shop, jewelry store, florist, photo shop, music store, book or stationery store, appliance store, office equipment store, furniture store, hardware store, garden store, mortuary, department store, theaters.					✓ ¹			✓	✓	✓		✓	✓ ²
Radio stations, bowling establishments; automotive repair or filling station, nursery, green house, carpenter or upholstery shop, sign shop, indoor storage & sales of building materials, including contractor supplies & hardware.										✓		✓	
Industrial research & development; Offices & laboratories for physical & life sciences Railroads.												✓ ³	
Manufacturing, processing & storage of products.													
Assisted living facilities.	✓	✓			✓	✓	✓	✓					
Major automobile repair shop; Blacksmith, welding or metal shop; Creamery, bottling, ice or cold storage plant; Foundry casting lightweight metals, electric foundry; Bag, carpet, & rug cleaning; Commercial kennels & animal hospitals.												✓ ⁴	
Contractor & building materials storage; warehouses & self storage; lumber yards; contractor's equipment storage; Trucking, freight, brick & tile yards; feed mill or fuel & coal yard; underground storage of oil.												✓ ³	
Mobile food service	✓ ¹⁰	✓ ¹⁰	✓ ¹⁰	✓ ¹⁰	✓ ¹⁰			✓ ¹⁰	✓ ¹⁰	✓ ¹⁰		✓ ¹⁰	✓ ¹⁰
Accessory Uses:													
Minor home occupations; Private parking of vehicles incidental to the principal use; Private swimming pools & tennis courts; Private gardens, decks, terraces, greenhouses, storage buildings, garages, etc.	✓	✓	✓		✓								✓

https://library.municode.com/va/falls_church/codes/code_of_ordinances?nodeId=PTIIICOR_CH48ZO_ARTIVDI_DIV9LIBUDI_S48-453PRUSPERI

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PLATS



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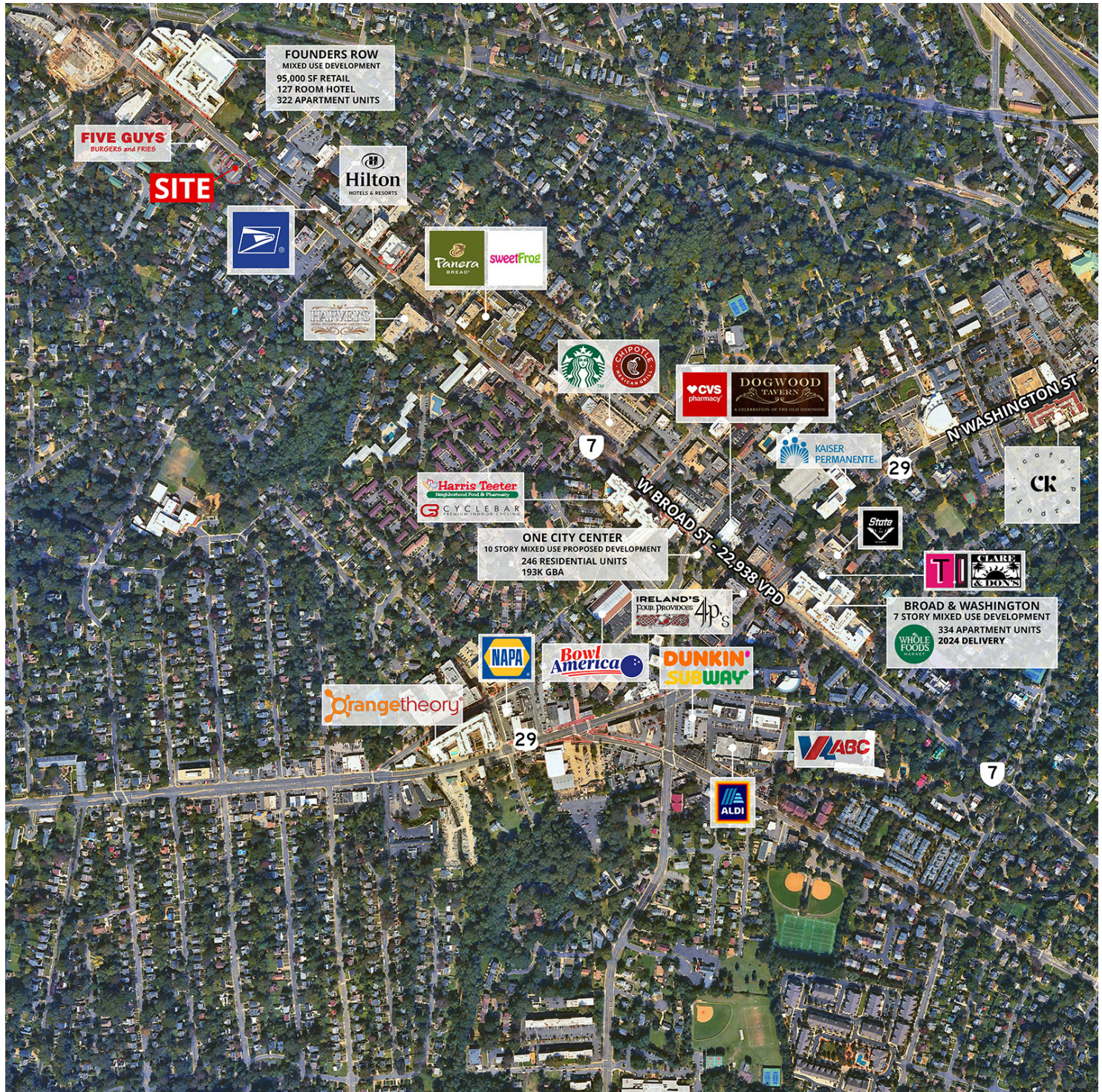


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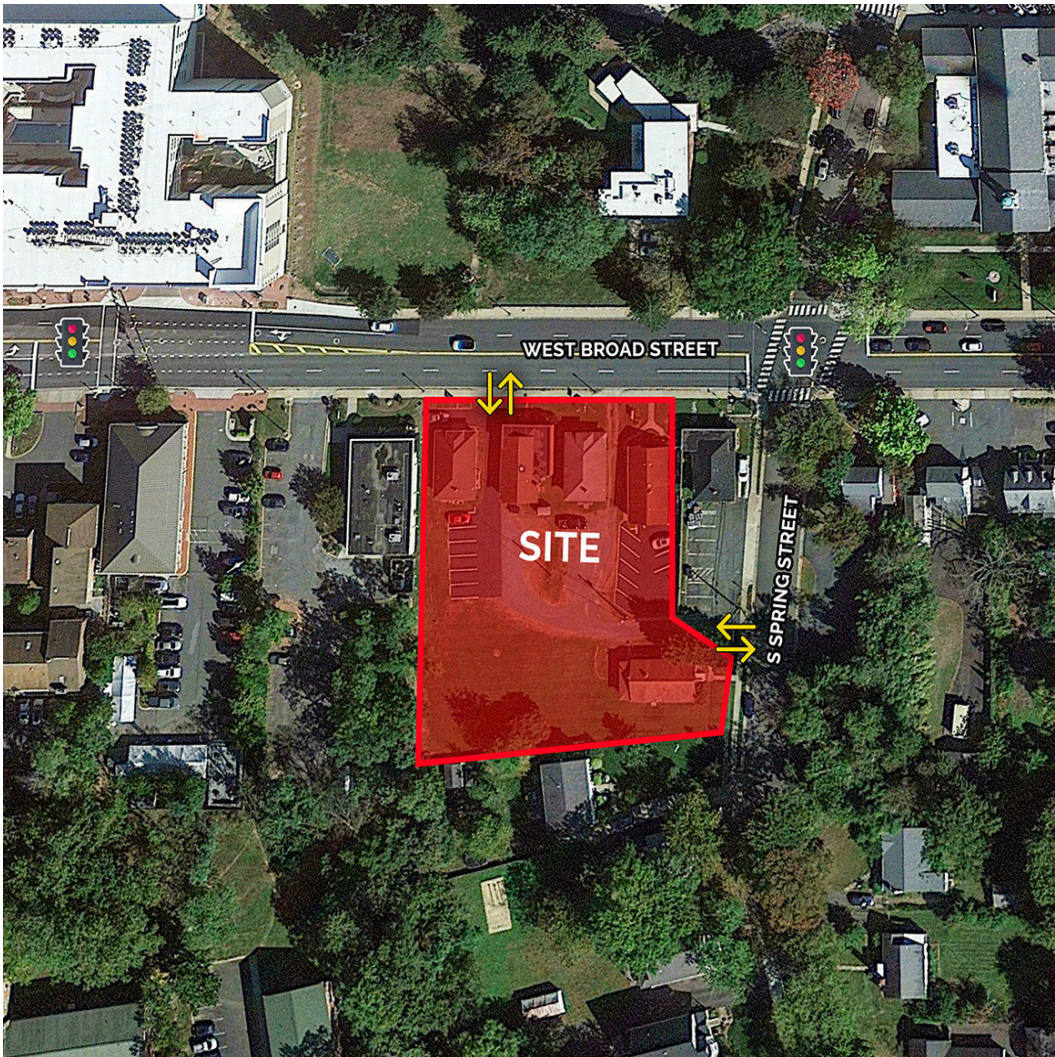
RETAILER MAP



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- 85,000 SF Retail
- 394 Residential Units
- 28,000 VPD West Broad
- 2,000+ commuters pass through on W&OD Trail
- Featuring VERSO a designer 55+ community
- 22,000 SF Retail
- 103 Retail Parking Spaces
- 322 Residential Units
- Zoned within Virginia's top rated public school district
- Q1 2025 Delivery

LARGE RETAIL & RESIDENTIAL DEVELOPMENTS
APPROXIMATELY .16MI FROM SITE

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